



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

April 14, 2009

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**MODIFICATION TO RECORDED TRACT MAP NO. 45023-(5)
APPLICANT: LAND TECH DESIGN, INC.
199 SOUTH LOS ROBLES ROAD, SUITE 250, PASADENA, CA 91101
SAND CANYON ZONED DISTRICT
FIFTH SUPERVISORIAL DISTRICT (3-VOTE)**

On September 17, 2008, the Regional Planning Commission of Los Angeles County ("Planning Commission") denied a Modification to Recorded Tract Map for Tract Map No. 45023-(5). The project consisted of a request to eliminate conditions related to offsite public improvements and dedication of easements, payment in lieu of offsite improvements, and improvements required to Lost Canyon Road and Jakes Way; and add conditions to construct connecting fire access between Jakes Way and existing driveway, and dedicate easements over driveways for public use. The original project approved 752 new condominium units on 23 multi-family lots and one open space lot on approximately 46.2 acres; no change in density or lot design was proposed within the modification.

The project was subsequently appealed to your Board of Supervisors by the applicant and since then, the applicant has eliminated portions of the modification request. The project currently only requests to modify the recorded map to add a new private driveway and fire lane and necessary easements, as required by Los Angeles County Departments of Public Works and Fire.

IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC HEARING:

1. Instruct County Counsel to prepare the necessary findings and conditions to overturn the Planning Commission's denial and approve Modification of Recorded Tract Map No. 45023-(5).

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Project Background

The Planning Commission conducted public hearings for the Modification to Recorded Tract Map No. 45023-(5) on January 17, 2007, February 21, 2007, August 20, 2008, and September 17, 2008, and denied the project on September 17, 2008. Following the Planning Commission's action, an appeal was filed with your Board of Supervisors.

The original request for the modification proposed to eliminate a condition to provide the connection of Lost Canyon Road and Jakes Way, which was required of the project to mitigate traffic impacts. Lost Canyon Road is on the Los Angeles County Master Plan of Highways and both Jakes Way and Lost Canyon Road are still intended to be completed. The original project was allowed to record a certain number of units with a private driveway and fire lane as a temporary second means of access. Subsequent, map amendments increased the number of units approved on a single means of access with the temporary driveway second means. The map ultimately recorded with a nonrefundable payment for the offsite street improvements to Jakes Way, including grading, drainage and flood protection. The proposed temporary driveway, while providing fire access, does not meet the long term regional access needs for circulation and emergency services.

The current request is only to approve the modified map for the new private driveway and fire lane, existing today, which would allow the project to be gated as originally entitled. Los Angeles County Departments of Public Works and Fire do not object to the updated request, so long as it is clear that this temporary private driveway and fire lane does not substitute for the long term regional access provided by the connection of Jakes Way and Lost Canyon Road.

ENVIRONMENTAL DOCUMENTATION

The modification request has been found exempt from the California Environmental Quality Act (CEQA) pursuant to State and County Reporting Guidelines, as the changes have been found to be the same or less than the environmental impacts of the original map. The original project had a determination of an Environmental Impact Report and the project MMP adopted by the Board still applies.

Honorable Board of Supervisors
Modification to Recorded Tract Map No. 45023
April 14, 2009
Page 3

IMPACT ON CURRENT SERVICES OR PROJECTS

Action on the proposed modification to recorded map is not anticipated to have a negative impact on current services.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning



Sorin Alexanian, Acting Deputy Director
Current Planning Division

Attachments: Applicant's Modified Request Letter
 Draft Conditions

SA:ST:ACB

c: Chief Executive Officer
 Acting County Counsel
 Assessor
 Director, Department of Public Works
 Acting Director, Department of Regional Planning

**DEPARTMENT OF REGIONAL PLANNING
MODIFICATION TO RECORDED TRACT MAP NO. 45023**

Map Date: February 16, 2006

CONDITIONS:

1. The subdivider shall conform to the applicable requirements of the Los Angeles County Code ("County Code"), including the requirements of the A-2-2 (Heavy Agriculture-Two Acre Minimum Required Lot Area) zone and RPD-5,000-3.5U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-3.5 Dwelling Units Per Net Acre) zone, except as expressly modified herein. Also, conform to the conditions of the Mitigation Monitoring Program ("MMP").
2. The mitigation measures set forth in the "Impact Summary and Mitigation Monitoring Program" section of the Environmental Impact Report for the project are incorporated by this reference and made conditions of this project. Comply with all such mitigation measures in accordance with the MMP.
3. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees to attack, set aside, void or annul this tentative map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate reasonably in the defense.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay the Los Angeles County Department of Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation;
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider according to the County Code Section 2.170.010.

Except as expressly modified herein above, this approval shall be subject to all those conditions set forth in the underlying MMP and attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION

Page 1/1

TRACT NO. 45023 (Modification to the Recorded Map)

MAP DATED 02-16-2006

EXHIBIT MAP DATED 02-16-2006

LETTER DATED 08-01-2008

Comply with the following conditions to the satisfaction of Public Works:

1. Label the driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map or separate instruments/documents, including the new off-site fire access driveways/roads and multiple access strips, to the satisfaction of Public Works.
2. Provide reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways, including the new off-site temporary fire lane (if applicable), to the satisfaction of Public Works.
3. Label the off-site fire lane as "Temporary Fire Lane."
4. Record an amended final map or separate instruments/documents to the satisfaction of Public Works.
5. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.
6. Comply with the attached Drainage conditions to the satisfaction of Public Works.
7. Comply with the attached Grading conditions to the satisfaction of Public Works.
8. Comply with the attached Geology/Soils conditions to the satisfaction of Public Works.
9. Comply with the attached Road conditions to the satisfaction of Public Works.

HW

Prepared by Henry Wong

Phone (626) 458-4910

Date Rev. 03-30-2009

tr45023L-rev3(Modification to the Recorded Map)(rev'd 03-30-09).doc



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 45023

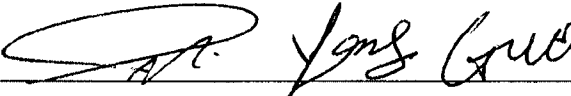
TENTATIVE MAP DATE: 02/16/06

EXHIBIT MAP DATE: 02/16/06

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

This map has been cleared of drainage. Comply with the following conditions:

Submit Grading Plan to DPW to provide bank protection alongside the proposed fire road for approval.

Name  Date 03/30/09 Phone (626) 458-4921


The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.


Name Jason Flood Date 3/11/09 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\45023b modrev.doc

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT / PARCEL MAP 45023
SUBDIVIDER G.H. Palmer & Associates
ENGINEER Land Design Consultants
GEOLOGIST Jerry Kovacs & Associates
SOILS ENGINEER Jerry Kovacs & Associates

TENTATIVE MAP DATED 2/16/06 REV. 4/22/04 (Amendment)
LOCATION Canyon Country

REPORT DATE 1/9/87, 8/4/89
REPORT DATE Same as above

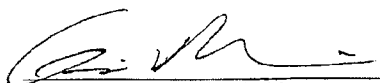
☒ **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- ☒ The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- ☒ A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☒ All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- ☒ The Soils Engineering review dated 5/6/04 is attached.

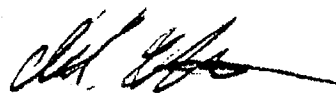
☒ **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☐ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☐ A geology and/or soils engineering report may be required prior to approval of building or grading plans.
- ☒ Geotechnical Recordation Map verification deposit estimate 6 hours.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____

Prepared by

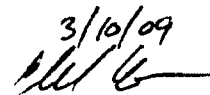

Geir R. Mathisen

Reviewed by


Charles T. Nestle

Date

5/6/04

3/10/09


COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.2
Job Number LX001129
Sheet 1 of 1

Tentative Tract 45023
Location Canyon Country
Developer/Owner G.H. Palmer & Associates
Engineer/Architect Land Design Consultants
Soils Engineer Jerry Kovacs & Associates
Geologist Same as above

DISTRIBUTION:

☐ Drainage
☐ Grading
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

~~Revised~~
~~Amended~~ Tentative Tract Map Dated by Regional Planning 2/16/06
4/22/04

Previous review sheet dated 5/22/03

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

- A. THE ON-SITE SOILS ARE SEVERELY CORROSIVE TO FERROUS METALS.
- B. THE ON-SITE SOILS ARE DELERTERIOUS TO CONCRETE.



Prepared by

Yoshiya Morisaku
Yoshiya Morisaku

Reviewed by

Gan Lem

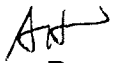
Date 5/6/04

3/10/09

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Provide slope and drainage easements (as applicable) to allow for the future extension and construction of the necessary grading and street improvements on the portion of Fire Road within Jakes Way to the satisfaction of Public Works.
2. Execute an encroachment and maintenance covenant for the encroachment of the Fire Road onto the Jakes Way right of way covenant to the satisfaction of Public Works.



Prepared by Allan Chan

tr45023r (Modification to the Recorded Map 8-1-2008).doc

Phone (626) 458-4921

Date 03-16-2009



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 45023

Map Date February 16, 2006
Appeal to Board of Supervisors

C.U.P. 86-523

Vicinity Santa Clarita

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☐ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☐ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☐ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☐ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☐ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this revision.

Comments: **The existing Fire Road shall be labeled as "TEMPORARY FIRE ROAD" on the Final Map. The Fire Department has no objection if the Fire Road is removed, once the Future Lost Canyon Road and Future Jakes Way public road improvements are completed to the satisfaction of the Department of Public Works.**

By Inspector: Janna Masi

Date March 17, 2009



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS – UNINCORPORATED

Subdivision No. TR 45023

Tentative Map Date February 16, 2006

Appeal to Board of Supervisors

Revised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☐ The required fire flow for public fire hydrants at this location is _____ gallons per minute at 20 psi for a duration of _____ hours, over and above maximum daily domestic demand. _____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install _____ public fire hydrant(s). Upgrade / Verify existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location: _____
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **NO ADDITIONAL COMMENTS ON THE WATER SYSTEM REQUIREMENTS**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi

Date March 17, 2009



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 45023

DRP Map Date: 02/16/2006

SCM Date: 04/24/2006

Report Date: 04/20/2006

Park Planning Area # 35E

PLACERITA CANYON

Map Type: REV. (REV RECD)

Total Units

752

= Proposed Units

752

+ Exempt Units

0

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES: 5.37
IN-LIEU FEES: \$692,730

Conditions of the map approval:

The park obligation for this development will be met by:

(see comments below)

Trails:

No trails.

Comments:

SUMMARY OF PAYMENTS MADE:

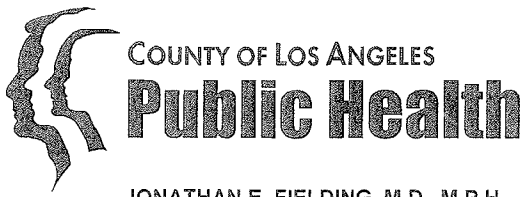
DATE	RECEIPT NO.	AMOUNT
06/03/04	87780E	\$136,337
09/23/02	71917E	\$280,038
07/13/00	43003E	\$276,355
Total In-lieu Fee Paid		\$692,730

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment. For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:

James Barber
James Barber, Advanced Planning Section Head

Supv D 5th
April 19, 2006 10:09:07
QMB02F.FRX



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KEN HABARADAS, M.S., REHS
Environmental Protection Bureau
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5262 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

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Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

March 12, 2009

RFS No. 09-0004930

Tract Map No. 45023

Vicinity: Newhall

Request For Revision Date: August 1, 2008

The County of Los Angeles Department of Public Health conditions of approval for **Vesting Tentative Tract Map 45023** are unchanged with the submission of the revised map. The following conditions of approval still apply and are in force:

1. Potable water will be supplied by the **Santa Clarita Water Company** public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #26 Annex** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5262.



Ken Habaradas, REHS
Bureau of Environmental Protection

LAND DESIGN CONSULTANTS, INC.*Land Planning, Civil Engineering, Surveying & Environmental Services*

August 1, 2008

Ms. Alejandrina C. Baldwin
County of Los Angeles
Department of Regional Planning
Land Division
320 West Temple Street, Rm. 1382
Los Angeles, CA 90012

Re: Tract 45023, The Colony, Santa Clarita Valley, Calif.
Our Project: 93021-028

Dear Ms. Baldwin:

Thank you for our meeting of June 23, 2008 concerning the subject tract map 45023 and the process of revising the amended tentative map conditions of this fully recorded development.

The staff report dated February 15, 2007 gives the history of this project's development and the several amendments in order to allow for the completion of the project. The project is fully built out, but there is some clean up that is necessary in order to allow for some of the bonds to be exonerated and to allow for some improvements that were built to be fully approved by all of the agencies.

Future Lost Canyon Road and Jakes Way as they both extend easterly of the project were originally conditioned to be built. The improvement plans for their construction were prepared and ready to be approved by the DPW, but since the land could not be acquired by the developer through negotiation with the property owners nor did the County desire to condemn the property, an in lieu of construction fee for Jakes Way was imposed and paid by the developer. The future construction of Lost Canyon Road, a Master Planned Highway, is covered by B & T fees. The payment of these fees allowed the project development to proceed to completion and the final maps to be recorded.

After the construction was completed and all of the units occupied, the Fire Department voiced its concern that they didn't have a means of moving their equipment between Lost Canyon Road and Jakes Way without going through two sets of gates that protect the subject development. As a solution, the developer of tract 45023 purchased additional property easterly of its property, revised the grading plans to show a new fire road, obtained a stamped approval of these revised grading plans by the Fire Department and built the new fire road around the outside of the development to the standards set by the Fire Department. The Fire Department had required the developer to leave the gates permanently open to allow for their equipment to have free movement between Lost Canyon Road and Jakes Way until the new fire road was constructed. After the fire road

Department of Regional Planning

August 1, 2008

Page 2 of 2

was opened, the gates were closed to allow the project's residence to enjoy their original intended use.

We understand that the tentative map and related conditions now need to be revised to allow for the new fire road since it modifies the presently approved tentative map which does not show this improvement. The amended tentative map submitted to the DRP and reviewed at the February 21, 2007 hearing before the Planning Commission shows the added fire road as Revision 2. The developer/applicant was also requesting the return of funds for the Jakes Way extension and for traffic signals on Jakes Way. These refund condition changes are now being withdrawn by the developer/applicant. The in lieu fees for Jakes Way to be refunded is being withdrawn to accommodate the wishes of the Department of Public Works. The request for a refund for the future construction of traffic signals on Jakes Way is also being withdrawn since the five year limitation is approaching and a refund will most likely occur at that time since the traffic counts clearly indicate the signals are not warranted. The DPW will need to make that determination at the five year point in time.

There was a violation of signs and banners being displayed fronting Jakes Way that the County requested to be brought into compliance with the zoning laws. These signs and banners have been removed and corporate flags have replaced these items to be in compliance with Chapter 22.52.990 F 1.

Therefore, we respectfully request that the planning staff ask for the Planning Commission to reconsider their request for findings to disapprove our previous requests as stated above and make a new request for findings to approve only the addition of the new fire road. Requirements for easements and other related conditions may also be required.

We understand that a new subdivision committee meeting will be required to set the new conditions. Please set a date for this meeting.

Should you have any questions, or if there is any other additional information required, please call me. Thank you for your consideration in this matter.

Sincerely,

LAND DESIGN CONSULTANTS, INC.



Robert R. Sims, P.E.
President

c: Emily Cohen/G.H. Palmer & Associates